



## Memorandum

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Economic Development  
Rio Salado

DATE: September 13, 2001  
TO: Mayor and City Council  
FROM: Chris Anaradian, Rio Salado Manager (480-858-2204)  
THROUGH: Jan Schaefer, Economic Development Director (480-350-8036)  
**SUBJECT: Additional Parking at Tempe Beach Park**

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With the increasing popularity of Tempe Beach Park as a destination for visitors of all ages, Rio Salado staff has identified a need for additional parking to adequately support the regular daily use of the park.

A temporary parking area is in place at the Northeast corner of the intersection of Hardy Drive and Rio Salado Parkway. This lot has been successful in providing needed capacity for overflow parking that is required for many of the special events that take place at Tempe Beach Park. However, as a daily use lot for park visitors this lot does not currently provide ideal access. The waterfront path connecting the parking area to the west end of beach park contains sparse and immature plantings, thus providing little shade. The path is adjacent to the site for the Performing and Visual Arts Center which is currently unimproved. There are benches installed, but no drinking fountains available for those making the 1500-foot walk from the Hardy lot to Beach Park.

### Concept:

For your consideration, staff has developed a concept for a temporary parking solution that can significantly relieve daily use parking congestion for Beach Park while providing better access to the park for visitors (see attached plan). This solution can be developed at relatively little cost, provided additional lighting is not required. This lot could remain in place until the Performing and Visual Arts Center site is built with accompanying permanent parking. The future permanent parking will lead into the Arts Center complex and planned expansion of Beach Park, as opposed to the current barren site. There would then be an 800-foot walk from the lot into the expanded Beach Park.

### Costs:

Total Project Costs for the temporary solution without additional lighting have been estimated at under \$100,000 (see attached cost estimate). Also, the creative re-use of concrete transit benches warehoused at the City Yard may save on traffic barrier costs while increasing resting opportunities near the park. Maintenance costs annually are expected to be under \$10,000.

**Duration of Use:**

This facility could remain in place until the expansion of Beach Park is ready to go forward. Depending on the phasing of the Art Center construction, these spaces would be available from 2-3 years. The trenching for and under-grounding of high-voltage power lines along Rio Salado Parkway could limit access to, and capacity of, this temporary lot during mid-to-late 2002 and early 2003.

**SUMMARY:**

Staff is seeking council direction to proceed with the development of this concept. While a temporary solution, this plan would help relieve immediate parking concerns while a more permanent public parking facility for is planned and constructed.

## Additional Temporary Parking at Tempe Beach Park

### Basic Improvements:

Construction					
Description	Unit	Amount	Unit Cost	Total	Purpose
Additional Fencing	LF	200	\$12.00	\$2,400	Safety at Embankment
Minor Grading	LS	NA	NA	\$4,000	Site Preparation
Driveway Cut at RS Parkway	LS	1	\$5,000	\$5,000	Parking Access
Directional Signage		3	\$1,200	\$3,600	Safety
4" of ABC (Well-Graded)	SY	11000	\$4	\$44,000	Dust/Mud Control
Haul & Place Pkg. Bench Barriers	LS	50	NA	\$2,500	Safety
Asphalt	SY	200	\$6.50	\$1,300	ADA Parking Access
Striping at Asphalt	LS	1	\$500	\$500	ADA Parking
ADA Signage	LS	1	\$1,500	\$1,500	ADA Parking
SubTotal				<b>\$64,800</b>	
Non-Construction					
Design & CM Costs	LS		\$2,000	\$2,000	
Inspection Services	LS		\$1,200	\$1,200	
Permit Fees	LS		\$1,500	\$1,500	
Taxes		5% of Const. Costs		\$3,240	
Contractor Bond & Insurance		2% of Const. Costs		\$1,296	
Contractor OH&P		12% of Const. Costs		\$9,720	
Contingency		8% of Const. Costs		\$5,184	
SubTotal				<b>\$24,140</b>	
<b>TOTAL COST</b>				<b>\$88,940</b>	

### Enhanced Improvements

Additional Signage	EA	5	\$750.00	\$3,750	Safety/Convenience
Trash Containers	EA	5	\$500	\$2,500	Park Maintenance
SubTotal				<b>\$6,250</b>	